



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

PHONE: 360.679.7339 ■ from Camano 360.629.4522, Ext. 7339 ■ from S. Whidbey 360.321.5111 x 7339
FAX: 360.679.7306 ■ 1 NE 6th Street, P. O. Box 5000, Coupeville, WA 98239-5000
Internet Home Page: <http://www.islandcountywa.gov/planning>

Notice of Application - Optional DNS Process

Date of issuance: December 28, 2022.

Island County has received a permit application for the following project.

Date of notice of application: December 28, 2022. **Comment due date:** January 11, 2023

Staff Contact Malcolm Roberts email: m.roberts@islandcountywa.gov phone: (360) 679-7365

File Number: 332/22 SHE **Applicant:** Lisa F & Barton place

Location: 197 N Sunset Dr., Camano Island, WA 98282

Proposal – Replacement of the existing bulkhead, concrete landscaping wall, timber upland stairs, and concrete beach access stairs. . Parcel is in Shoreline Residential Historic Beach Community SED and contains mapped critical drainage areas. Site is within vicinity of cultural resources.

Island County has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS). The optional DNS process established by WAC 197-11-355 is being used. The determination is based on the following findings and conclusions:

- The Biological Site Assessment prepared by the Davido Consulting Group, dated November 2022, concludes that the project is unlikely to cause a significant impact on any critical areas, species, or vegetation.

Island County regulations under ICC 17.02B (Critical Areas), Title XI (Land Development Standards) & other applicable regulations are used to review and condition development to protect critical areas affected by this proposal. The proposal may include mitigation & the project review process may incorporate or require mitigation measures regardless of whether an EIS is required.

Public, Agency, and Tribal Comments: Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Public comments must be received by 4:30 pm on January 11, 2023; mail to Island County Planning Department PO Box 5000, Coupeville, WA 98239; deliver to 1 NE 6th St, Coupeville, WA 98239; or 121 N. East Camano Drive, Camano Island; or Fax (360) 679-7306.

To request notice of hearings, to receive a copy of the decision, or information on appeals, contact us at the above address.

The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal:

1. Potential adverse effects of this project on listed salmonids will be avoided or minimized through the adherence to agency approved work windows when few juvenile salmonids are present in the action areas (July to February 15)
2. All construction debris will be collected and not allowed to reenter waters of the state.
3. If debris or spill material accidentally enters the waterway, immediate actions will be taken to remove the material, and proper entities will be notified.
4. Care will be taken in all work to prevent debris, oils, and grease from entering the water.
5. All debris or spill material will be properly disposed of at an approved off-site disposal facility.

6. Refueling will be conducted away from the project site in accordance with the Washington State Department of Ecology.
7. All equipment will be checked daily for leaks and any necessary repairs will be made prior to commencement of work.
8. If fish are observed to be in distress or if a fish kill occurs, work will be stopped immediately. USACE and WDFW will be contacted by the applicant and work will not resume until approval is given by all of these agencies

Required Permits: Type-2 Shoreline Exemption with SEPA Checklist

Required Studies: Biological Site Assessment, Cultural Resources Report



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Date of issuance: December 28, 2022

Island County has received a permit application for the following project.

Date of notice of application: December 28, 2022

Comment due date: January 11, 2023

Staff Contact: Cambria Edwards **email:** c.edwards@islandcountywa.gov

phone: 360-678-7938

File Number: 347/22 CGP **Applicant:** Kevin Neill & Sarah Buehler

Location: R22908-280-3280

Proposal – Class IV conversion to clear approximately 15000 board feet of timber from 2.6 acre forested parcel for new driveway and 1305 sq ft SFR with appurtenances. Project is in the vicinity of Steep Slopes.

Island County has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS). The optional DNS process established by WAC 197-11-355 is being used. The determination is based on the following findings and conclusions: The majority of the lot will remain forested; clearing is being kept to the minimum necessary for the driveway and house. Square footage of the future SFR is being kept to a minimum to limit impact on habitat on the parcel. All BMPs will be followed. There are no critical areas or habitats mapped on site.

Island County regulations under ICC 17.02B (Critical Areas), Title XI (Land Development Standards) & other applicable regulations are used to review and condition development to protect critical areas affected by this proposal. The proposal may include mitigation & the project review process may incorporate or require mitigation measures regardless of whether an EIS is required.

Public, Agency, and Tribal Comments: Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Public comments must be received by 4:30 pm on **January 11, 2023**; mail to Island County Planning Department PO Box 5000, Coupeville, WA 98239; deliver to 1 NE 6th St, Coupeville, WA 98239; or 121 N. East Camano Drive, Camano Island; or Fax (360) 679-7306.

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The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal: Tree clearing will be kept to the minimum necessary to accommodate future SFR and driveway. All BMPS will be followed.

Required Permits: Clearing and Grading, Building

Required Studies: SEPA Checklist



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Date of issuance: December 28, 2022.

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Date of notice of application: December 28, 2022. **Comment due date:** January 11, 2023

Staff Contact Malcolm Roberts email: m.roberts@islandcountywa.gov phone: (360) 679-7365

File Number: 348/22 SHE **Applicant:** Ann Bowmen & Brian Strange

Location: 8105 Possession Beach Walk, Coupeville, WA 98282

Proposal – Demolition and replacement of existing single family residence & garage, Repairs to swimming pool structure, removal & partial replacements of paved patio areas , new septic system. . Parcel is in Shoreline Rural Conservency Community SED.

Island County has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS). The optional DNS process established by WAC 197-11-355 is being used. The determination is based on the following findings and conclusions:

- The Biological Site Assessment prepared by the Saratoga Environmental, dated November 2022, concludes that the project is unlikely to cause a significant impact on any critical areas, species, or vegetation.

Island County regulations under ICC 17.02B (Critical Areas), Title XI (Land Development Standards) & other applicable regulations are used to review and condition development to protect critical areas affected by this proposal. The proposal may include mitigation & the project review process may incorporate or require mitigation measures regardless of whether an EIS is required.

Public, Agency, and Tribal Comments: Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Public comments must be received by 4:30 pm on January 11, 2023; mail to Island County Planning Department PO Box 5000, Coupeville, WA 98239; deliver to 1 NE 6th St, Coupeville, WA 98239; or 121 N. East Camano Drive, Camano Island; or Fax (360) 679-7306.

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The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal:

1. Implementation of erosion and sedimentation control best management practices will be vital ensuring no impacts occur to the shoreline environment. This could include the installation of a silt fence downslope from any areas of exposed soils, as well as covering and areas of stockpiled soils with tarps or a plastic sheet
2. *Stormwater from the proposed development should also be managed to avoid direct discharge to the marine environment and copper fixtures should not be used in any element of the stormwater conveyance system.*

3. *A spill containment kit should be present onsite all times that heavy equipment is present, and covered fuel storage area should be identified and used to store fuels, lubricants and other containment to prevent the possibility of contaminating surface waters or soils withing the shoreline environment*
4. *No removal of native vegetation from within the 75 ft marine buffer should be allowed. In the event that vegetation is inadvertently removed, a restoration plan should be implemented to ensure no net loss of native vegetation. Such a plan should be reviewed/approved by the county prior to implementation.*
5. *No operation or storage of heavy equipment or construction materials should occur in the area between the existing/proposed development and the marine shoreline.*

Required Permits: Type-2 Shoreline Exemption with SEPA Checklist

Required Studies: Biological Site Assessment,



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Date of issuance: December 28th, 2022

Island County has received a permit application for the following project.

Date of notice of application: December 28th, 2022

Comment due date: January 11th, 2023

Staff Contact: Donah Dunn **email:** d.dunn@islandcountywa.gov **phone:** 360.678.7812

File Number: 352/22 CGP **Applicant:** Dennis and Angela Titus

Location: R13230-466-0740, Coupeville

Proposal – Class IV Conversion to clear approximately 10000 board feet of timber on 5-acre parcel for driveway and future SFR with appurtenances. Proposed clearing will leave approximately 35 trees per acre. Site is in Ebey's design review area 2.

Island County has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS). The optional DNS process established by WAC 197-11-355 is being used. The determination is based on the following findings and conclusions:

Applicant will adhere to best management practices and submitted a SEPA Checklist. The removal of trees is for the purpose of a single-family dwelling with appurtenances and driveway, not for commercial harvesting. Applicants will retain 35 trees per acre of their 5-acre parcel and removed trees will be chipped and amended into the soil. Roof runoff will be directed to splash blocks to reduce erosion at the SFR's base with sheet flow dispersing into the surrounding forest. The parcel is not located near or within any critical areas.

Island County regulations under ICC 17.02B (Critical Areas), Title XI (Land Development Standards) & other applicable regulations are used to review and condition development to protect critical areas affected by this proposal. The proposal may include mitigation & the project review process may incorporate or require mitigation measures regardless of whether an EIS is required.

Public, Agency, and Tribal Comments: Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Public comments must be received by 4:30 pm on **January 11th, 2023**; mail to Island County Planning Department PO Box 5000, Coupeville, WA 98239; deliver to 1 NE 6th St, Coupeville, WA 98239; or 121 N. East Camano Drive, Camano Island; or Fax (360) 679-7306.

To request notice of hearings, to receive a copy of the decision, or for information on appeals, contact us at the above address.

The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal: Project must follow all best management practices. Conditions in the Staff decision for EBY-22-037, issued 9/6/22 include the retention of 65% of the existing forest. No more trees may be removed without a 1 to 1 replacement unless they pose a hazard to the health/safety of the owner. If replacement of trees is required native species will be used.

Required Permits: Clearing and Grading, Ebey's COA, Building

Required Studies: SEPA checklist



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Notice of Application - Optional DNS Process

Date of issuance: 12/28/22

Island County has received a permit application for the following project.

Date of notice of application: 12/28/22

Comment due date: 01/11/23

Staff Contact: Chloe Bonsen

email: c.bonsen@islandcountywa.gov

phone: 360.678.7822

File Number: 338/22

Applicant: Steve Harman, Jennifer Cooper, Dee & Sarah Miller

Location: 8162 & 8158 Sandy Hook Drive, Clinton, WA 98236

Proposal – Construct approximately 128 linear feet of 12-foot-tall vinyl sheet-piling bulkhead immediately upland of the OHWM across two adjacent parcels. Sheet piling will be driven into place by an excavator-mounted hydraulic hammer. All work will occur from the upland of the OHWM.

Island County has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS). The optional DNS process established by WAC 197-11-355 is being used. The determination is based on the following findings and conclusions:

Based on the analysis in this document, it is expected that implementation of the proposed action will have No Effect on existing EFH for salmonid species. Adverse effect, defined under the MSA, "means any impact which reduces quality and/or quantity of EFH". The proposed action will be above OHW but could temporarily lead to water quality issues due to disturbed upland soils if erosion is not completely contained. However, TESC, as required by Island County for grading in the shoreline, are expected to be effective. No change in water quality is reasonably expected. With proposed conservation measures, long-term impacts to salmonid EFH are not expected. The proposed action will have No Effect on EFH for groundfish and pelagic species.

Island County regulations under ICC 17.02B (Critical Areas), Title XI (Land Development Standards) & other applicable regulations are used to review and condition development to protect critical areas affected by this proposal. The proposal may include mitigation & the project review process may incorporate or require mitigation measures regardless of whether an EIS is required.

Public, Agency, and Tribal Comments: Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Public comments must be received by 4:30 pm on **January 11, 2023**; mail to Island County Planning Department PO Box 5000, Coupeville, WA 98239; deliver to 1 NE 6th St, Coupeville, WA 98239; or 121 N. East Camano Drive, Camano Island; or Fax (360) 679-7306.

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The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal:

Required Permits: Shoreline Exemption, Building Permit

Required Studies: *Biological Site Assessment, SEPA checklist, Coastal Geological Report*